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September 21, 2005

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

Mr. Steve Nissen, Director
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, California 95812-3044

RE: Annual Report on the Status of the General Plan - City of San Juan Capistrano
(2004/2005)

Dear Mr. Nissen:

In compliance with Section 65400 of the California Government Code, the General Plan Annual Report for Fiscal Year 2004-2005 is enclosed with this letter. This report was considered and approved by the City Council at their meeting of September 20, 2005.

Should you have any questions regarding the contents of this report, please contact me at your convenience. My direct phone is (949) 443-6324

Sincerely,

Lynnette Adolphson
Management Analyst II

enclosure

cc: Dept. of Housing and Community Development
Planning Commissioners
The Kennedy Commission

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San Juan Capistrano: Preserving the Past to Enhance the Future

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN FOR 2004 – 2005 City of San Juan Capistrano, California

In accordance with the provisions of California Government Code Section 65400(b), the following report identifies the status of the General Plan and the City's progress towards its implementation. The report includes the City's progress towards (1) meeting its share of regional housing needs pursuant to Section 65584; (2) implementing the housing goals identified in the Housing Element; and (3) implementing the goals in the other elements of the General Plan.

1. General Plan Element Status

The adopted General Plan includes the seven required elements and optional elements as follows:

<u>General Plan Element</u>	<u>Latest Adoption</u>
Land Use Element	2004
Conservation and Open Space Element *	2003
Circulation Element	1999
Housing Element	2001
Noise Element	1999
Safety Element	1999
Cultural Resource Element	1999
Community Design Element	2002
Growth Management Element (Measure "M")	1999
Parks and Recreation Element	2002
Public Services and Utilities Element	1999
Floodplain Management Element	1999

*Open Space and Conservation Elements combined.

2. General Plan Amendments

During fiscal year 2004-2005, the City considered one amendment to the adopted General Plan to annex 34 acres of vacant property owned by Whispering Hills LLC at the easterly terminus of the City limits off La Pata. The General Plan amendment was approved on December 7, 2004.

3. General Plan Housing Element

In December, 2000, the City Council adopted the City's Housing Element. In response to comments received from the California Department of Housing and Community Development (HCD), the City needed to incorporate HCD's recommended revisions and have the City Council adopt the revised document. On November 6, 2001, the City Council approved the revised Housing Element. The California Department of Housing and Community Development (HCD) notified the City by letter dated November 21, 2001 that the Housing Element had been certified.

4. Housing Element Implementation

The Housing Element was completely revised and adopted in December, 2000 and additional clarifying revisions to the element were adopted on November 6, 2001. This document was reviewed and certified by the California Department of Housing and Community Development on November 21, 2001. During fiscal year 2004-2005, the City and the Community Redevelopment Agency continued in their efforts to fulfill the goals and objectives of the Housing Element.

The City's progress towards meeting the Regional Housing Needs Assessment (RHNA) is as follows:

Type	Number of New Housing Permits Issued by Income Range July 1, 1998 – June 30, 2005			
	Very-Low Income	Low Income	Moderate Income	Above Moderate Income
Single-Family				387
Duplex				
Multifamily	35	44	16	
Mobile Home				

The following chart shows the RHNA required, the number of new units constructed during this fiscal year, and the number of remaining housing units to be constructed by income category:

City's Progress on Housing Goals – July 1, 1998 through June 30, 2005			
Income Group	RHNA	New Construction Units Permitted During from 1998-2005	Remaining New Construction Needed
Very Low	164	35	129
Low	116	44	72
Moderate	167	16	151
Above Moderate	393	387	6

In addition to the quantified housing objectives established by the Housing Element to meet the RHNA requirements, the City adopted several goals in the Housing Element. The following section lists the goals and objectives followed by a summary (in **Italics**) of the City's progress towards meeting the goals from adoption of the Housing Element through June 30, 2005.

Housing Improvements

- a. To obtain the rehabilitation of 100 units over the next five years. For the purposes of this goal it is anticipated that 20 units per year will be rehabilitated.

The City has rehabilitated a total of 117 residential during the past five years. During 2004-2005 the City rehabilitated 16 residential units. Additional units were not assisted because all available funds for this program were expended. Funding during this fiscal year was provided from the 2002 HOME grant awarded to the City from the State of California and from program income. When loans made with HOME and Community Development Block Grant funds are repaid, this income is then used to fund additional housing rehabilitation loans. Eight of the 16 loans processed during this fiscal year were funded with program income.

- b. Continue enforcement of regular maintenance of all housing stock in accordance with the provisions of Title 8, Chapter 12, Property Maintenance of the City's Municipal Code.

The City in 2000 completed inspections of all seven mobile home parks to ensure compliance with Title 25 safety items. This program is conducted every seven years and involves the inspection of approximately 1,350 units. The City established a grant program of \$500.00 per unit to assist those low income households that need financial assistance to complete safety repairs. A total of 156 grants were provided from 1999 through 2001 to qualified households to

make the safety repairs. The inspection cycle requirements have changed to seven year inspections. Therefore, no loans were made during this fiscal year, and the next inspection cycle will be scheduled in fiscal year 2006-2007.

The City continues to apply for and receive HOME funding to continue assisting low-income households with health and safety repairs through the City's Owner-Occupied Housing Rehabilitation Program.

c. To continue programs to conserve the affordability of 1,350 housing units. This is to be accomplished by the continued enforcement of the Mobile Home Rent Stabilization Program and rent restrictions on assisted housing units.

This is an on-going program that is administered by the Planning Services Department. The City has adopted an ordinance regulating the maximum allowable mobile home space rent increases a park owner may impose each year. The ordinance sets forth the process for the City to determine if the proposed space rent increase may be imposed.

The City Council also adopted a Mobile Home Park Conversion ordinance in January, 2000, setting forth the regulations that a mobile home park owner/operator must satisfy before a land use conversion is to be considered. Provisions of the ordinance require relocation assistance to similar types of housing and comparable costs.

In November, 2003, San Juan Mobile Estates Mobile Home Park filed a petition to raise three of the space rents above the allowable rent increase pursuant to the City's mobile home park rent control ordinance. After hearings were conducted by the City-selected hearing officer, on February 15, 2005, the City Council took action to deny the proposed space rent increases.

In June, 2004, residents of Capistrano Terrace Mobile Home Park filed a petition objecting to space rent increases for the entire park over and above the allowable increase per the City's ordinance. The City selected a hearing officer to conduct the space rent increase hearings, and the hearings were completed in May, 2005. The hearing officer hired a financial advisor to review the financial information submitted into evidence at the hearings. At the end of this reporting period, the financial information was under review by the hearing officer, and the City had not yet received the hearing officer's report and recommendation. Final action by the City Council will take place during the next fiscal reporting period.

Housing Production

a. To facilitate the production of 110 units through approved and potential developments over the next five years which will be affordable to very-low and low-income households. To be able to meet this objective, the City will provide expedited development review of any development application for affordable units within the next two years.

In November, 2002, the City/Agency selected Mercy Housing, a non-profit housing partner, to assist the City/Agency in finding suitable sites for one or more affordable rental projects. During 2003-2004, Mercy Housing California completed a site feasibility study to find possible sites to construct one or more multi-family rental projects. In February, 2004, the City/Agency finalized an agreement with the State of California for a \$35,000 Community Development Block Grant Planning and Technical Assistance Grant to help fund a portion of this study. The City Council accepted the study on April 5, 2005, and the City sent the study to the State of California to close out the grant.

In February, 2004, the City/Agency acquired title to a 2.7 acre parcel of land at the terminus of Calle Rolando for an affordable housing project. The land was purchased by a developer as a condition of approval for their housing tract. The Agency contributed \$260,000 in redevelopment funds towards the purchase. The City/Agency also was awarded a \$1 million Community Development Block Grant to help fund the construction of a new affordable project at this location, and the grant agreement was finalized on January 26, 2005.

On March 15, 2005, the City Council authorized staff to work with Habitat for Humanity of Orange County, Inc., on their offer to develop 27 affordable ownership units at the Calle Rolando site. City staff began the environmental assessment for the conceptual project during the reporting period. However, the environmental requirements and other special conditions for the grant had not yet been completed by the end of this reporting period. The City conducted a required public hearing on the proposed project description on May 3, 2005.

In March, 2003, the City entered into a 33-year affordability covenant with Casa de Amma, an assisted living facility for 11 very-low and low-income units. The units were completed in April, 2004.

During this reporting period, the City has been drafting affordability restrictions and covenants for the 14 Community Redevelopment Agency-owned Little

Hollywood rental housing units located at Mission and Ramos Streets. The Little Hollywood covenants are expected to be adopted by the Community Redevelopment Agency in September, 2005.

During this reporting period, the City has been working with a private developer on their conceptual plan to develop vacant land with market rate and affordable apartments at the easterly City boundary off La Pata. No formal plans have been submitted to the City during this reporting period.

The City has also been working with another private developer regarding their proposal to rezone and develop property on San Juan Creek Road with an affordable housing project for seniors. The rezone was not yet completed during this reporting period.

b. To facilitate the production of 130 affordable rental units within the City. To be able to meet this objective, the City will provide expedited development review of any development application for affordable units within the next two years.

City staff is working with a developer on preliminary plans to develop affordable and market rate rental units at the eastern boundary of the City on La Pata. Formal plans are expected to be submitted during this next reporting period. Another private developer has been discussing a conceptual plan for an affordable housing project on San Juan Creek Road that will require a zone change.

Housing Assistance

a. To provide housing assistance for at least 50 low or very low renter households through the implementation of a rental supplement program. The current budget for this past year and for coming year is \$100,000 per year using set-aside funds.

The City implemented a rental assistance program in 1997. The Agency provides rental assistance, emergency rent relief, and security deposit assistance to very-low income households. Since 1997 to June, 2005, a total of 67 households have received assistance through this program. During this reporting period a total of nine very-low income households received monthly rental assistance, one household received emergency rent relief and one household received assistance with a security deposit.

In addition, the Community Redevelopment Agency owns and rents 14 units in Little Hollywood to very-low and low-income households. Both the rental assistance program participants and the Little Hollywood tenants pay 30% of their household income towards rent. The Agency is expected to adopt revisions to the Little Hollywood program guidelines and adopt affordability covenants during the next fiscal year that will modify the method for determining the rent payments for the Little Hollywood rental units.

b. To replace five deteriorated housing units through new construction in the "Little Hollywood" area for current low and very low income households by January 1998.

Construction of all units was fully completed in December, 1999. This project included the demolition and new construction of ten "Little Hollywood" homes. All of the 14 units are being rented to eligible low, lower, and very-low income families.

c. To create 100 assisted new rental units for low income households through the construction of new units. This will be achieved in working with private development applicants in the identification and processing of residential development plans within the next two years. This is related to the new construction goals noted above.

See comments in Housing Production (b) above.

d. Implement an Emergency Foreclosure and Rent Relief Program to prevent on a one-time basis, a very low or low income household from being evicted due to financial reasons. Twenty households on an annual basis (\$650.00 one time payment per household) are to be assisted. It is anticipated that this program will be implemented by June 1998.

A portion of this program was adopted and implemented in 1998 (Rent Relief Program). The City no longer limits assistance to \$650 due to the current high market rents in the City. The City provides a maximum of two months' rent for emergency rent relief to low-income households as needed. The annual budget for this program is \$4,200. With rents averaging \$1,250 or more for a two-bedroom rental unit, the City is only able to assist approximately two households per year on the current budget of \$4,200.

During this fiscal year, the City had two requests for assistance. However, only one of these households qualified for assistance. The City provided \$1,168 (two months' space rent) in emergency rent relief to a low-income mobile home owner household. In order assist more households annually and to ensure the residents are aware of this assistance program, the City has begun to advertise the program on the City's web page and to post flyers at the City's Planning Services Department front counter.

e. To create a Rental Securement Program to assist very low and low income households who do not have sufficient funds for securing a rental unit due to a requirement of the landlord for first/last month rent and/or security deposit for 20 households on an annual basis. It is anticipated that this program will be implemented by January 1998.

This program was adopted and implemented in 1998. The budget for this program is shared with the emergency rent relief program. A total of \$4,200 is budgeted annually for both. Although this security deposit and/or first-last months' rental assistance is offered to all participants in the City's Rental Subsidy Program and is available to any qualified low-income resident in the City, during this reporting period, only one household requested and received assistance. The City has begun advertising this program on the City's web page and posting flyers at the Planning Services Department front counter to increase the number of households assisted annually.

f. Continue to assist very low and low income households in purchasing their residence through the City's First Time Homebuyer Program. Depending on funding levels, annually assist 20 households (CDBG and HOME funded program).

The City was awarded HOME grant funds from the State of California in 1999, 2001, 2002, and 2004 to help fund this program. The City modified the program to increase the maximum loan amount from \$45,000 to the maximum allowable HUD loan amount (i.e. \$129,528 for a two-bedroom house) with the 2001 and 2002 HOME grant funds. This change was made so that a low-income household could qualify for a first mortgage loan and be able to purchase the home with the high cost of housing prices. For example, the maximum loan amount for a two-bedroom house to an eligible household was increased from \$45,000 to \$129,528 provided the household had a minimum payment on their first mortgage no lower than 30 percent of their gross monthly income. However,

increasing the loan amount has drastically reduced the number of loans the City may process.

During fiscal year 2004-2005, the City provided down payment assistance to one low-income first-time home buyer by providing a loan of \$129,528. This loan was funded using State of California HOME grant funds. The newly-awarded 2004 HOME grant will allow the City to process one-to-two loans of up to a maximum of \$100,000 each during next fiscal year. The City is waiting for State approval to begin spending the 2004 HOME grant funds.

g. To provide financial assistance to correct existing Health and Safety violations for very low and low income households (CDBG grant funding).

Since 1998 the City has been awarded two CDBG and three HOME grants from the State of California to assist in providing zero-interest housing rehabilitation loans to low-income owner-occupied households. These grant funds, along with program income from paid off loans, have allowed the City to assist 117 households with much needed health and safety repairs. A total of 16 residential housing rehabilitation loans were completed during this reporting period. Funding was provided from 2002 HOME grants awarded to the City from the State of California and from CDBG and HOME program income received during the year. Eight of the 16 loans processed during this fiscal year were funded with program income.

h. To establish an emergency fund (grant) for correction of Health and Safety violations which require immediate attention (Agency housing set-aside funds). It is anticipated that this program will be implemented by June 1998.

The Owner-Occupied Housing Rehabilitation Program has been implemented. Any eligible low-income owner who requires emergency work is moved up to the top of the waiting list for a rehabilitation loan using HOME grant funds. If no grant funds are available, Agency housing set-aside funds may be used. However, the City has been successful in obtaining CDBG and HOME housing rehabilitation grants since 1998 so grant funding has been available to assist with emergency repairs. Agency funds have been used to meet the match and leverage requirements on the grants.

Removal of Government Constraints

- a. To continue a program to constantly evaluate procedures and regulations that will result in expeditious processing of development applications at reduced cost to the applicant.

The zoning and subdivision standards have been updated to be consistent with the standards adopted in the Housing Element, including administrative provisions for issuance of secondary dwelling units.

- b. To remove procedural barriers to creating affordable housing.

The City adopted a code amendment to its growth management program that exempted Affordable Housing projects with affordability agreements from its provisions.

Equal Housing Opportunities

- a. Increase general awareness of fair housing laws by increasing publication in newspapers of local circulation and official documents of the City and the Community Redevelopment Agency.

Program has been implemented. All City and Agency documents provide fair housing information. A fair housing flyer published by the U. S. Department of Housing and Urban Development is available at the Planning Services Department front counter. In addition, the City's web-site includes a description of all available housing programs and the fair housing logo and flyer.

- b. Designation of City Manager's Office for referral of complaints to the appropriate enforcement agency for investigation and prosecution.

Program is in place. Housing complaints (i.e. rent increases, landlord disputes, etc.) are transferred to the Orange County Fair Housing Council. Mobile home park space rent increase complaints are referred to the Planning Services Department. The City's mobile home park rent control ordinance sets forth the hearing process to be used for space rent increases by a park owner in excess of the allowable annual increase.

5. Land Use Element:

- a. Have implemented a program to fully review and update the City's zoning and subdivision regulations.

This program was completed and became effective November 15, 2002. A number of other implementation measures were also identified in the plan. These are on-going programs that are being funded and continued. The City will be doing further updates to ensure compliance with new legislation. The Planning Services Department has begun working on an update that will be completed during the next reporting period.

6. Conservation & Open Space Element:

- a. Update and implement the Open Space Master Plan to ensure proper preservation, maintenance and management of open space and recreation resources and agricultural activity within the City. Reevaluate the Open Space Master Plan in terms of evolving open space, parks and recreation demands and economic resources available in the City.

This is an on-going program. Proper preservation, maintenance and management of open space, recreation resources and agricultural activity are being implemented. Implementation consists of a regular trail maintenance program, weed abatement program, active farming, refurbishment of the Congdon House, maintenance of the Swanner House and active recreation at the Sports Park. At this time there are no funds available to complete the design and construction for site infrastructure, roads and parking at the North West Open Space area. The North West Open Space continues to be retained in its natural state. The City has compiled a list of people interested in using the North West Open Space area.

- b. Support the joint-venture use of open space areas to reduce City maintenance costs and increase City revenues for maintaining historic resources, open space, parks and recreational facilities.

To implement the City's Historic Preservation Strategy adopted in April, 2002, the City's Planning Department hired a full-time Historic Preservation Manager in November, 2003.

Funds have been budgeted for National Register nominations, grant writing, and a city-wide historic inventory. The nomination for the Swanner House to the National Register was completed and submitted to the State Office of Historic preservation (OHP). Comments from OHP required additional information and a broader boundary to include some orchard areas around the house. The revised nomination is being prepared for submittal back to OHP.

Requests for Proposals were issued for the reuse of the Congdon House. The City is in the process of reviewing the proposal and determining the appropriate uses for the site.

c. Assess development proposals for potential impacts to significant natural resources pursuant to CEQA, Natural Community Conservation Program and associated federal regulations.

This is an on-going program. The City is a participating agency in the NCCP process and the San Juan Basin Watershed Study presently being revised by the U.S. Army Corp of Engineers.

To help improve water quality of the City's watershed areas, the City budgeted funds and hired a Senior Civil Engineer in 2002 to oversee recycling efforts, to review existing and proposed development water run off into the storm drains and creeks, and to review drainage. The City amended the General Plan Conversation & Open Space and Land Use Elements in July, 2003. The amendment modified and expanded the policies and implementation programs related to water quality as set forth in the adopted Drainage Area Master Plan and the Local Implementation Plan and as required by the storm water permit issued by the San Diego Regional Water Quality Control Board.

The Redevelopment Agency also completed a 10+ acre habitat restoration project on Trabuco Creek as part of a wetland mitigation program and is currently conducting a five-year maintenance program.

7. Circulation Element:

a Development of a nexus fee program for funding transportation and circulation improvements.

This program has been prepared and became effective May 21, 2002.

- b. Adopt and implement a capital improvement program including the phasing and construction of needed traffic improvements identified in the City's Master Plan of Streets and Highways and the recommendations contained in the General Plan Traffic Analysis.

The City Council has adopted a Seven Year Capital Improvement Budget for 2005-2011 which includes projects designed to implement the above-mentioned programs. In addition, the City Council appointed an Ad Hoc Committee to review short and medium range traffic improvements to provide immediate congestion relief. Follow-up programs for relieving traffic congestion have been implemented, including modifying the signal timing and traffic flow on Del Obispo Street from Plaza Street to Alipaz Street. Traffic signal coordination has been completed.

The City Council took action on August 5, 2003 to initiate a public review process with CalTrans, complete a study report for the Ortega Highway interchange, and request CalTrans to initiate a project study report for a new off-ramp at Stonehill.

The City accepted the study for the Ortega Highway interchange project and the new southbound ramps at Camino Capistrano and Stonehill. Both projects are now moving forward with preliminary designs and environmental review.

In addition, the City is working with OCTA and CalTrans on the proposed installation of southbound on- and off-ramps at Camino Capistrano and Interstate 5. The City has accepted the design and is moving forward with the design and environmental review.

The City has modified driveway approaches along Del Obispo Street between Ortega Highway and Camino Capistrano. Radius curb return driveways have been installed to help improve traffic through this area. Additional planned traffic improvements include adding a westbound left turn lane on Del Obispo Street at Camino Capistrano and increasing the northbound left turn storage on Camino Capistrano at Del Obispo Street. These planned street improvements are currently in the design phase, and construction is expected to occur by approximately 2008.

- c. Process consideration of an amendment to the Circulation Element for the possible deletion of the extension of Camino Las Ramblas and San Juan Creek Road for review and approval by the Orange County Transportation Authority.

In 2002 the City Council adopted a strategic transportation plan, and the City continues to work with OCTA, CalTrans, the County of Orange, and the Ranch (a proposed 14,000-unit planned community located immediately east of the City boundary) to implement other improvements related to internal traffic conditions and regional impacts of development.

8. Noise Element:

a. The Noise Element has identified fourteen implementation measures to protect the community from excessive noise pollution.

Each of these measures has previously been implemented and will continue on an on-going basis.

9. Safety Element:

a. The Safety Element identified twenty-one implementation measures that are part of on-going programs.

The City is continuing to implement each of these measures on an on-going basis.

10. Cultural Resources Element:

a. The Cultural Resources Element has identified seven specific measures that, although previously implemented, will require constant update and revisions.

As previously noted in this report, the City has adopted a funding strategy for assisting in the preservation of cultural resources in the community, and has hired an Historic Preservation Manager to oversee the preservation efforts.

11. Community Design Element:

a. Develop a design and improvement plan based on the City Capital Improvement Plan, including strengthened landscaping, identification graphics, downtown lighting and other physical improvements to enhance major public thoroughfares and activity areas.

The final phase of the downtown lighting is being delayed pending the completion of the utility under grounding along El Camino Real. The under grounding work on El Camino Real is expected to be completed during the next reporting period.

The City constructed a stage for the Historic Town Center Park where a significant number of community events are conducted. In August, 2003, the City prepared and adopted a comprehensive update of its new Architectural Design Guidelines. The City uses the design review process and review by the Design Review Committee to ensure that all new development projects comply with the Community Design Element.

b. In addition to the above, there are six additional implementation measures detailing different aspects related to community design.

Each of these measures has been previously implemented and is on-going.

12. Growth Management Element (mandated by Measure "M"):

a. The Growth Management Element is a mandatory element of the General Plan per Measure "M", a county-wide transportation funding measure passed in Orange County. In order to receive funding, the City is required to have adopted a Growth Management Element and established minimum levels of service for traffic, public safety response to emergencies, etc.

There are two identified implementation measures. Both have been previously adopted and are continuing on an on-going basis.

13. Parks and Recreation Element:

a. Reevaluate the Open Space Master Plan in terms of evolving open space/recreation demands and economic resources of the City.

Active recreation is being conducted at the Sports Park to meet community demands. As funds become available, future recreation components will be incorporated into the North West Open Space area.

b. Periodically review park facility dedication and development fee requirements to ensure that reflect community demand, current land and construction costs.

This review was completed with the adoption of a new fee schedule (May, 2002).

- c. Coordinate with adjacent cities and agencies to study the feasibility of distributing the cost of building and maintaining recreational facilities to the actual users.

Rental fees have been established for the users to offset building and maintenance costs of recreational facilities. These fees are reviewed periodically to determine if they are comparable to those of adjacent cities. The most recent fee study was conducted in June 2005.

- d. *There are four additional implementation measures that have been previously adopted and are on-going.*

14. Public Services and Utilities Element:

- a. Create a list of priorities and criteria by which maintenance and restoration of City-owned historic buildings and sites will be established and conducted, as well as a phasing schedule for commitment of resources to historic building rehabilitation.

The City's Historic Preservation Manager has developed Continuing Building Maintenance schedules and annual inspection checklists for the City's historic buildings. Inspections of all buildings were completed in March, 2005. Recommendations for maintenance and budgeted amounts have been identified for current and future fiscal years. Additional funding has been budgeted for major restoration projects through the City's Capital Improvement Program (CIP).

The plans for the Harrison House restoration are complete and will be reviewed and approved by City staff so the project can go out to bid. Peer reviews for the Blas Aguilar Adobe re-roof and Parra Adobe structural rehabilitation will also be performed so those CIP projects can go out to bid. The Harrison House and Swanner House paint analyses have been completed. The Historic Preservation Manager will be responsible to manage the CIP projects for historic sites and ensure that cyclical building maintenance is being scheduled by appropriate City staff.

In addition, the Historic Preservation Manager has coordinated National Preservation Week activities and educated the public about historic preservation through various public presentations and weekly newspaper articles.

- b. Implement the City's Water Master Plan recommendations for replacement and improvement of water services and facilities, including implementation of the Desalter Project.

Currently, the City is implementing various components of the Water Master Plan. This is a long-term program that will continue over a number of years. The City approved an amendment to the Domestic Water Master Plan in March, 2004. The revisions to the plan included the addition of Terminal No. 3 and modification to priorities to address changes in operational issues and in the reservoir system.

In regards to the Desalter Project, the City awarded the contract for construction of the plant. Construction was completed in November, 2004, and the Desalter Project was operational as of December 2, 2004.

- c. Expand the Supervisory Control and Data Acquisition System (SCADA) in order to monitor and maintain water supply facility integrity.

No upgrades to the SCADA system were made during this fiscal year.

- d. Evaluate a new sewer fee structure to provide additional revenue to maintain and replace sewer facilities in accordance with the Sewer Master Plan.

The new sewer fee study (Sewer Master Plan) was completed in early 2004. The revised connection fee was approved by the City Council in November, 2004.

- e. Add the City's sewer system information to the City's GIS system.

This project was completed in fiscal year 2001/2002.

- f. There are a total of eighteen implementation measures that have been identified in the Public Services and Utility Implementation Plan.

All other implementation measures not specifically mentioned above have been implemented and continue on an on-going basis.

15. Floodplain Management Element:

a. Review and consider the recommendations contained in the Army Corps of Engineers San Juan Creek Watershed Management Study. Create a list of priorities and criteria by which improvements to the creeks, floodway and flood channels will be established and conducted.

As noted previously in this report, the City is a participating agency in this watershed study. The study was completed by the U.S. Army Corps of Engineers and is currently being revised to correct errors contained in the study.

b. There are six additional implementation measures that have been included in the Floodplain Management Implementation Plan.

Each of these measures is currently implemented and on-going.